

City Staff Report

Original signed by: City Manager Johnson

Report Date: May 24, 2023
Meeting Date: June 20, 2023

To: City Manager
From: Director of Development Services
Subject: Update on the disturbance and destruction of a designated riparian area at 3269 Quesnel-Hydraulic Rd

Purpose

To provide Council with an update on the Riparian and Aquatic Impact Assessment, and Mitigation and Restoration Plan for 3269 Quesnel-Hydraulic Rd.

Summary

- The property owners applied to demolish the existing dwelling and rebuild in the exact same location. All work was sited over 30m from the natural boundary of the Dragon Lake.
- Following the building permit being issued, the proponents removed nearly all vegetation within the riparian area and deposited gravel along the shore.
- The proponents have since obtained a Registered Professional Biologist, and an Impact Assessment and Restoration Plan were submitted.
- The City has received the landscape bonding.

Recommendation

THAT Council APPROVE DP2023-56 for the remediation and restoration plan on lot THAT PART OF DISTRICT LOT 658 CARIBOO DISTRICT AS SHOWN ON PLAN B4014.

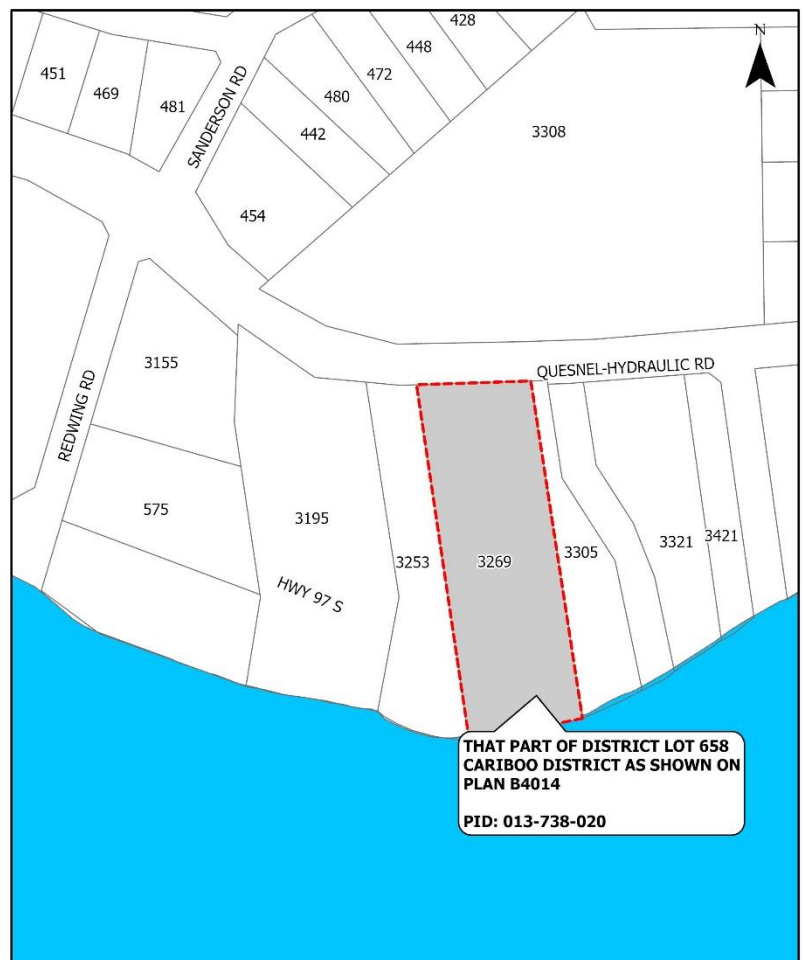
SUBJECT TO submitting a site plan and photos following completion of the remediation works noting the number of trees planted and identification of leave strip areas where no plant removal will occur in the future.

Statutory Requirements

Local Government Act

- Section 488 – Development Permits
- Section 490 – Development Permits General Authority

DP2023-56 - 3269 Quesnel-Hydraulic Rd



Legend
 Dragon Lake
 Parcels
 Subject Property

0 30 60 90
Meters



Council Policy

- Official Community Plan No. 1879, 2019
- Zoning Bylaw No. 1880, 2019
- Development Application Procedures Bylaw 1531, 2002

Background

The owners were issued a building permit for a house on May 27, 2022, and the provided plans did not show any construction or changes along the riparian area. All proposed work was setback more than 30m from the shoreline, which would not trigger a review under a Development Permit.

The City of Quesnel was notified on July 6, 2022, that the shoreline of the subject property was cleared of nearly all trees and vegetation. A site review conducted by staff confirmed and documented these activities. The owners were contacted via email and mail to cease all activities within 15m of the lake and to contact the City immediately. The owners met with the City and were advised they must apply for a Development Permit and include Riparian Assessment and Remediation Plan with the application. A report was submitted by the landowner but was deemed insufficient. At the February 21, 2023 regular Council meeting a remediation report by a qualified professional was requested with the requirement to submit bonding prior to occupancy being provided for the home under construction.

The proponents obtained a Registered Professional Biology (R.P. Bio), who has since submitted a Riparian and Aquatic Impact Assessment, and Mitigation and Restoration Plan, see attached reports. Lakeshore Environmental Ltd completed a field assessment and concluded the aquatic environment will be impacted long-term if mitigation actions are not completed. The Mitigation and Restoration Plan identified twelve different species to be replanted within the three separate vegetation zones. The R.P. Bio will stake the riparian area and oversee all replanting and submit a plan and photos of the completed work. Replanting will be scheduled for September to ensure the survival of the vegetation and trees. Landscaping bonding or \$8,500.00 has been submitted to cover the costs of the proposed plants and labour to plant.

Notices

- The development notice sign was installed on the subject property on June 8th, 2023.
- No submissions were received as of the writing of this report.

Concurrence

N/A

Attachments

- Riparian and Aquatic Impact Assessment
- Mitigation and Restoration Plan

Options

1. Approve as recommended.
2. Amend recommendation and approve.
3. Deny recommendations.